

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
January 18, 2019

Kevin Logsdon called the meeting to order at 8:31AM.

Present were Board members Kevin Logsdon, Shelby Kirk, and Bob Guyton. Board members Lance Monk and Kris Bishop joined via teleconference. Representing Young's Suncoast was David Bodenhamer and Property Manager, Jay Kee.

Board meeting minutes from December 06 were previously reviewed. However, Management presented the Board with one change, and the minutes from December 06 were approved.

The current financials for Crystal Tower were reviewed and discussed. All agreed that the financials looked good. Crystal Tower is in the process of converting from a fiscal year, to a calendar year. Once converted, David Bodenhamer will revise the budget to reflect the change.

The Board continued discussion of the new contract proposed by Secure Vision. The new agreement includes upgrades to the Dish Network channel line-up, upgrades to the building internet service and the installation of security cameras around the property. Bob Guyton made a motion to proceed with the new contract, based on the agreement from Secure Vision to markups provided. Lance Monk seconded the motion and all were in favor. Should Secure Vision not agree to proposed markups, the current contract will stay intact, but the Board will still move forward with an upgrade to the current television channel line-up.

In the December 06 meeting, the Board voted on, and approved an increase to the monthly HOA dues to \$600. Board president Kevin Logsdon will be sending a letter to all owners notifying them of the dues increase. In conjunction with the monthly dues increase, Bob Guyton made a motion to discontinue the use of coupon books for payment. Kevin Logsdon seconded the motion and all were in favor.

Management provided the Board with progress updates on current property projects:

- *C-Sharpe* is continuing the painting and resurfacing project. At present time, they are in the final stages of work on the -04, -05 and -06 unit balconies, and are also completing work on the Northside balconies of the -09 units.
- ThyssenKrupp Elevator Americas will be replacing the roller guides on Tower Car #1 and also replacing the outer doors on Southside Car #4. An agreement has been signed and work will be completed in the near future.
- Commercial Door Systems (Catalyst) will be replacing the North and South doors on the SkyWalk , along with the door hardware. An agreement has been signed and work will be completed in the near future. The Board has requested that the work not be done until April.
- MD Thomas Construction has replaced all of the boardwalk posts damaged by a previous termite infestation. In line with replacing the posts, Bob Guyton made a motion, seconded by Kevin Logsdon to have Maintenance lead Bill King replace all Boardwalk rail spindles and update the handrail to match that on the ramp to beach. All were in favor. When completed, the Boardwalk will have new lumber, top to bottom, from the pool to the beach.
- Gulf Coast Electric will be converting South pool lights to LED and replacing one underwater fixture that has failed.

Management notified the Board of a continuing leak somewhere underground at the South pool. David Bodenhamer made the recommendation to have LA Pools thoroughly inspect and test all lines to find where the leak is originating from.

Minor projects continuing on property include: the addition of two handicapped parking places on the North side of the building, near the elevator landing; creating a pedestrian path in the North parking lot and unit door exterior painting. The Board also requested that Management look into having the sealants cleaned around the elevator doors, as well as looking into some additional floor coatings

around the property. Management will also continue to research replacement door mats for the breezeways.

A brief discussion was held regarding the upcoming Spring Break season. As with past years, the Board will leave it to Management's discretion whether additional security will be needed on property. The alcohol ban on beaches will again be strictly enforced during Spring Break.

The Board will meet again in March or April, with a firm date to be set at a later time.

The meeting was adjourned at 9:51AM.